



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
FRANCIS G. SLAY, Mayor

File No. PDA-094-15-REZ

To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Submittal of Resolution for Recommendation of Zoning District Map Amendment By Petition (Rezoning) – City Block 3730 (4110 & 4136 Evans Avenue) “Transformation Christian Church and World Outreach Center”

Date: August 28, 2015

Summary

Submittal: Proposed amendment of Zoning District Map by petition for Planning Commission review and recommendation.

Site: The 1.37 acre Rezoning Area consists of two (2) vacant parcels on the south-side of Evans Ave. between Whittier and N. Sarah in the Vandeventer Neighborhood. The Area is one block north of Transformation Christian Church’s sanctuary building at 4140 Page Blvd.

Proposal: The amendment proposes rezoning from the ‘C’ Multiple-Family Dwelling District to the ‘F’ Neighborhood Commercial District.

Land Use: The proposed rezoning to “F” District allows consolidation of these two parcels with four parcels to the east as the site of the Church’s proposed off-street parking lot.



Petitioner: Ms. Irene Smith, representing Transformation Christian Church and World Outreach Center Inc., wishes to rezone the parcels to ‘F’ Neighborhood Commercial District to bring the zoning into conformance with its future use, avoid creation of a dual zoned parcel (which would not allow the proposed project) and satisfy MSD requirements.

Support Letter: Alderman Samuel Moore (4th Ward) submitted a letter of support for the rezoning.

Recommended Action

That the Planning Commission finds the petition for proposed Zoning District Map amendment for two (2) parcels at 4110 & 4136 Evans Ave. in City Block 3730 to be in conformity with the City’s Strategic Land Use Plan’s Neighborhood Preservation Area (NPA) with the church serving multiple neighborhoods, and **recommends to approve** to the City’s Board of Aldermen.

1.0 Background

The 1.37 acre Rezoning Area consists of two (2) adjacent vacant parcels at 4110 and 4136 Evans Ave. in the Vandeventer Neighborhood. The parcels are zoned “C” Multiple-Family Dwelling District. (See Exhibit ‘A’)

Transformation Christian Church and World Outreach Center, located on the south-east corner of Page Blvd. and Whittier St., is planning construction of an off-street parking lot on a consolidated site including the Rezoning Area and four church-owned parcels to the east of the Rezoning Area. The Church is required by MSD to consolidate the parcels into one parcel. The rezoning to the “F” District prevents creation of a dual zoned “C & F” parcel after consolidation with the four parcels to the east that are already zoned “F” District. The Rezoning Petition is attached as Exhibit ‘B’.

Surrounding land uses include a church parking lot, private vacant lots, single-family / two-family residences and a package liquor store along Page Blvd. (south of Rezoning Area), vacant church-owned lots (east of Rezoning Area), many vacant LRA and private lots and a few vacant residences (north of Rezoning Area) and vacant LRA and church land (west of Rezoning Area).

“F” Neighborhood Commercial District zoning is located along N. Sarah St. in the vicinity of the Rezoning Area. “C” Multiple-Family Dwelling District zoning is found in most of the surrounding residential neighborhood. (see Exhibit ‘A’).

Zoning Administrator, Mary Hart Burton, recommends in the attached Exhibit ‘C’ “that the subject parcels in City Block 3730 be rezoned from the current classification of “C” Multiple-Family Dwelling District to the “F” Neighborhood Commercial District.” “The request is based on the Petitioner’s future plans to consolidate these two parcels with four additional parcels (4106-08 Evans Ave. and 1319-21, 1323-35 & 1327-31 N. Sarah St.) in the same city block, which are also owned by Transformation Christian Church & World Outreach Center, Inc. The Petitioner further proposes to develop off-street parking to support their existing sanctuary at 4140 Page Blvd. The adjacent four parcels are zoned “F” Neighborhood Commercial District. Consolidation of all parcels as currently zoned would result in dual zoning that would require the proposed project to meet the requirements of the more restrictive zoning “C” Multiple-Family Dwelling District, which would not allow for the construction of the proposed project. A rezoning of the aforementioned parcel to the “F” Neighborhood Commercial District, would allow for the proposed project to be in compliance with the Zoning Code.” “Given that the subject property will provide off-street parking opportunities for an existing institutional use in the immediate area; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City.”

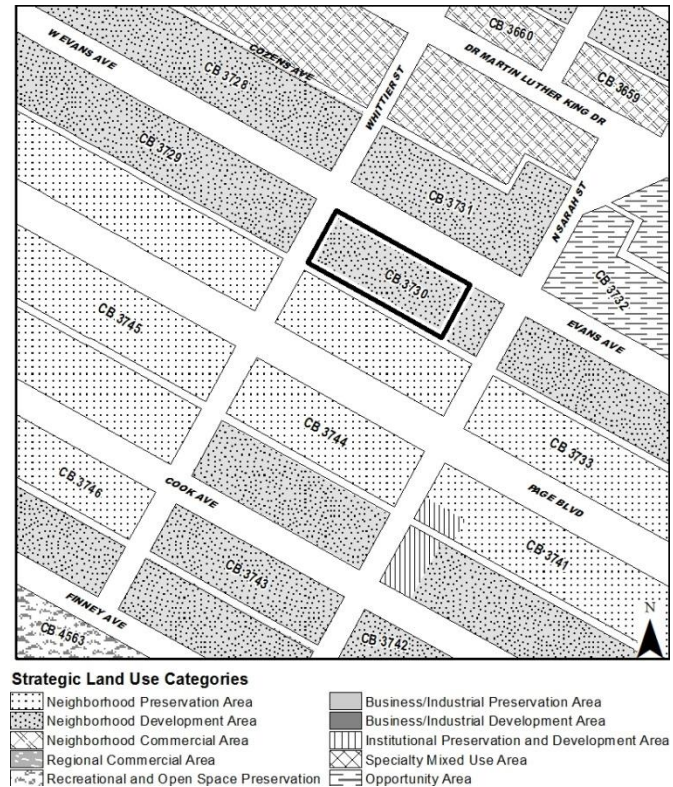
Alderman Samuel Moore (4th Ward) letter of support for the rezoning is attached as Exhibit ‘D’.

Photographs of the Rezoning Area and vicinity are included in Exhibit ‘E’.

2.0 Comments

PDA Staff has reviewed the proposed “Petition for Zoning Amendment” for rezoning 4136 & 4110 Evans in City Block 3730 of the Vandeventer Neighborhood. The City’s Strategic Land Use Plan (SLUP) designates the Area as Neighborhood Development Area (NDA) which encourages new housing construction and replatting. However, the proposed parking lot on the Zoning Area serves church facilities along Page Blvd. which are designate Neighborhood Preservation Area (NPA).

The Adjacency Rule provision of the City’s SLUP states: *“Recognizing that the Land Use Plan map assigns general land use categories to blocks and parcels based on current projections for development and preservation and recognizing that these designations are not exact, the Planning Commission may, in its discretion, consider a use/development/project to be in conformance with the Plan when the proposed use/development/project is allowed under the Plan in a directly abutting area.”* Such is the case with this rezoning which is adjacent to an institution in a NPA Area.



NPA: *“Where the existing housing and corner commercial building stock will be preserved and augmented with infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City where the character of the neighborhood is currently well preserved with few vacant lots and abandoned buildings. The plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and reflect the traditional role such activity has played in the history of the City”*

PDA Staff finds the petition for the proposed Zoning District Map amendment for two parcels in City Block 3730 is in conformity with the SLUP’s Neighborhood Preservation Area with the church being an institutional use serving multiple neighborhoods. Staff recommends **approving the petition to change the zoning to “F” Neighborhood Commercial District** as being in conformity with the SLUP.

2.1 Public Input

The Housing, Urban Development and Zoning (HUDZ) Committee of the Board of Aldermen will conduct a public hearing as part of the Board of Aldermen legislative process.

2.2 Previous Commission Action

None

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance # 64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

Requested Recommendation

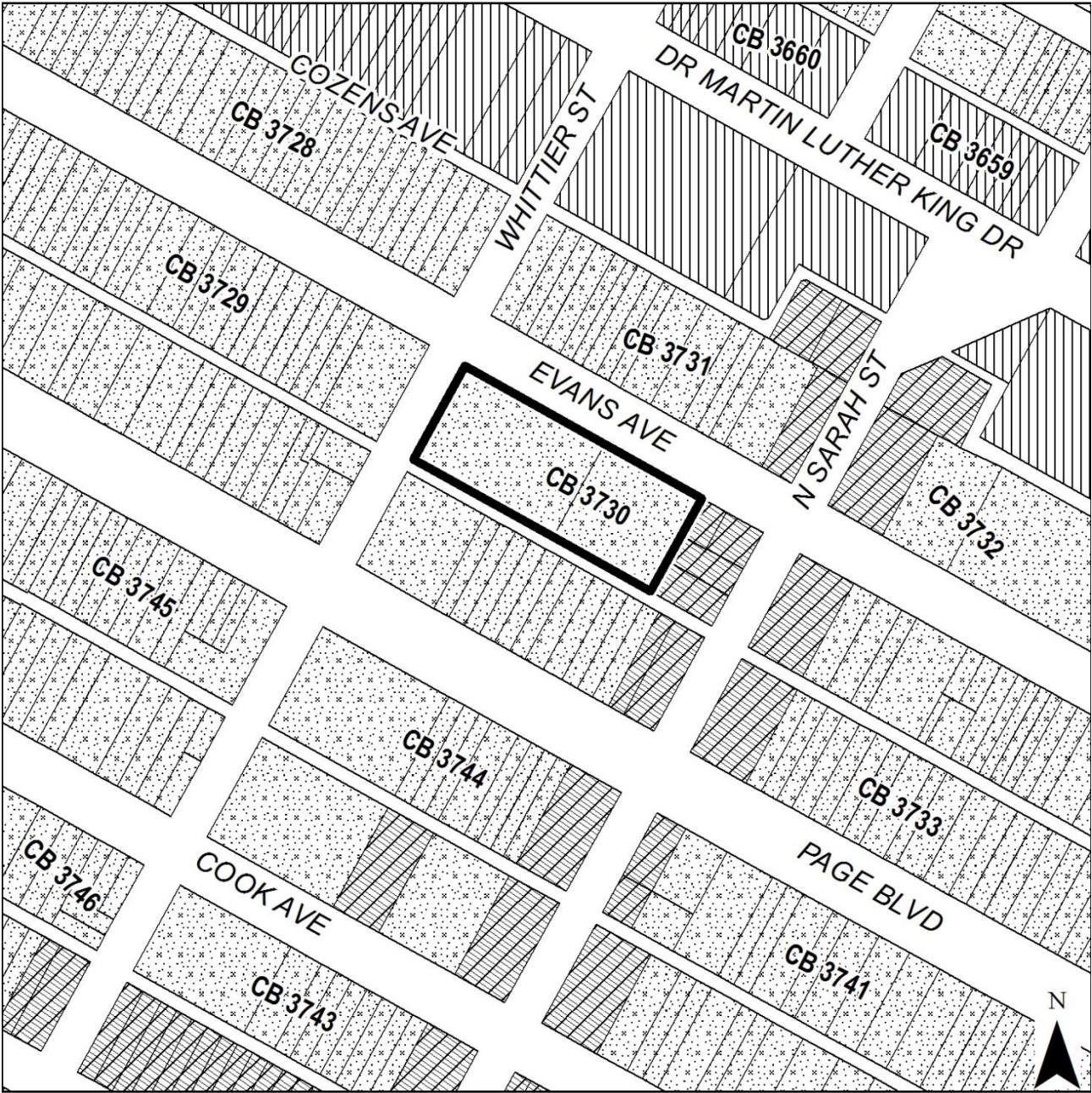
That the Planning Commission finds the petition for zoning amendment for two parcels at 4136 & 4110 Evans Ave. in City Block 3730 is in conformity with the Strategic Land Use Plan's Neighborhood Preservation Area with the church serving multiple neighborhoods, and therefore **recommends to approve the petition to change zoning** to the Board of Aldermen of the City of St. Louis.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:


1. The Petition for the Amendment of the Zoning District Map (to 'F' Neighborhood Commercial District) for two parcels (known as 4136 & 4110 Evans Ave. in City Block 3730) is in conformity with the Strategic Land Use Plan's Neighborhood Preservation Area.
2. The Petition for the Amendment of the Zoning District Map (to 'F' Neighborhood Commercial District) for two parcels (known as 4136 & 4110 Evans Ave. in City Block 3730) is recommended for approval.
3. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Aldermen of the City of St. Louis of this recommendation.

EXHIBIT A

DISTRICT MAP



Current Zoning District

- | | |
|---|---|
|  A Single-Family Dwelling District |  G Local Commercial District |
|  B Two-Family Dwelling District |  H Area Commercial District |
|  C Multiple-Family Dwelling District |  I Central Business District |
|  D Multiple-Family Dwelling District |  J Industrial District |
|  E Multiple-Family Dwelling District |  K Unrestricted District |
|  F Neighborhood Commercial District |  L Jefferson Memorial District |

 Rezoning Area

Rezoning Petition
from "C" to "F"

PDA-094-15-REZ

Exhibit B



PETITION FOR ZONING AMENDMENT (REZONING)

CITY OF ST. LOUIS

Petitioner's Name Transformation Christian Church & World Outreach Center

Contact Name (If above is a firm/an organization) Irene J. Smith @ (314) 374-4261

Address 4100 Page Saint. Louis, Missouri 63113

Phone (314) 535-1176 Fax (314) 535-1171 Email tccwoc@aol.com

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request). See Attached Exhibit

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned 4136 Evans,
4110 Evans

City Block No. 8730 Parcel No. 15, 10, 12, 13, 11, 14, 16

Requested Zone/FBD Change From C To F

(list specific zoning district or FBD Zone)

(list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) Vacant lots
- Intended Use of Property(s) Surface parking to support Church
- Grounds for Petition MSD is requiring consolidation and the lots (parcels) are zoned directly. No
- Are you the owner of the property described? No
- If not, what is your legal interest in the property? President of Corporation
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as Transformation Christian Church and World Outreach Center

If you are NOT the owner(s)- of- record of the petitioned property you are REQUIRED to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it MUST be notarized.

[Signature]
Signature(s) of Petitioner(s)

7/14/15
Date Filed

Received and deemed complete by Zoning on 7/14/15

City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

CITY OF ST. LOUIS

AFFIDAVIT

I/We Transformation Christian Church and World Outreach Center, Inc own the property(ies)

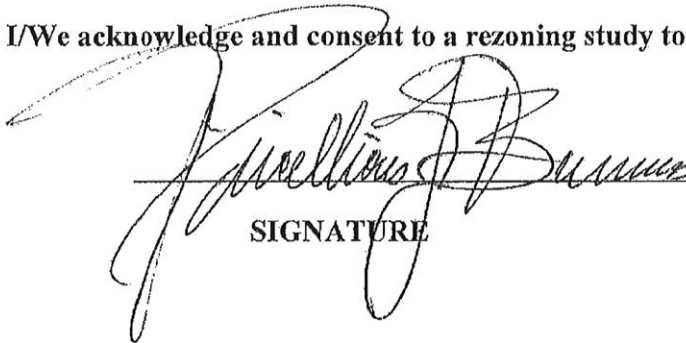
PRINT NAME(S)

commonly known as Transformation Christian Church in City Block

PRINT ADDRESS(ES)

City Block Number(s) 3730 and Parcel Number(s) 10, 15

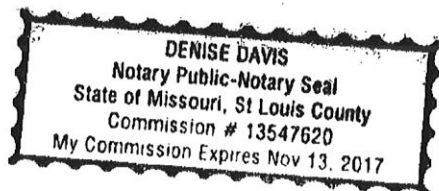
I/We acknowledge and consent to a rezoning study to be initiated on above properties.

 6/29/15
SIGNATURE DATE

SIGNATURE

DATE

This affidavit must be signed by all individual property owners or legal representative.
Signature(s) must be notarized.



City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

PROPERTY DESCRIPTIONS

4136 Evans Ave., St. Louis, Missouri 63113
Locator No. 37300000100

A TRACT OF LAND BEING ALL OF LOTS 10, 11, 12, AND 13 OF BLOCK 3, EVAN'S PLACE IN CITY BLOCK 3730, CITY OF ST. LOUIS, STATE OF MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF EVANS AVENUE SOUTH 60 DEGREES 54 MINUTES 25 SECONDS EAST 228.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 28 DEGREES 58 MINUTES 43 SECONDS WEST 153.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13 ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FEET WIDE ALLEY; THENCE NORTH 60 DEGREES 55 MINUTES 16 SECONDS WEST 228.49 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF ALLEY, NORTH 28 DEGREES 57 MINUTES 42 SECONDS EAST 153.06 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF WHITTIER STREET TO THE POINT OF BEGINNING.

4110 Evans Ave., St. Louis, Missouri 63113
Locator No. 37300000150

A TRACT OF LAND BEING ALL OF LOTS 14, 15, AND 16 OF BLOCK 3, EVAN'S PLACE IN CITY BLOCK 3730, CITY OF ST. LOUIS, STATE OF MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF EVANS AVENUE SOUTH 60 DEGREES 54 MINUTES 25 SECONDS EAST 160.69 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 28 DEGREES 56 MINUTES 55 SECONDS WEST 152.96 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 16 ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FEET WIDE ALLEY; THENCE NORTH 60 DEGREES 55 MINUTES 16 SECONDS WEST 160.77 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF ALLEY, NORTH 28 DEGREES 58 MINUTES 43 SECONDS EAST 153.00 FEET TO THE POINT OF BEGINNING.

Exhibit C



RICHARD GRAY
DIRECTOR OF PUBLIC SAFETY

City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
FRANCIS G. SLAY
MAYOR



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Jeff Vanderlou Neighborhood - City Block 972 (1301-13 N Jefferson and 2615, 2617 & 2619 James Cool Papa Bell)

DATE: September 2, 2015

INITIATION:

Mr. Phillip J. Wurm of Topos Surveying Corporation, for Morning Star Missionary Baptist Church, the Owner of Record for the above referenced parcels in city block 972, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Jeff Vanderlou Neighborhood. Specifically, the petition focused on four (4) parcels in city block 972, known as 1301-13 N Jefferson and 2615, 2617 & 2619 James Cool Papa Bell. The parcel known as 1301-13 N Jefferson is currently zoned both, "C" Multiple-Family Dwelling District and "G" Local Commercial and Office District and the parcels known as 2615, 2617 & 2619 James Cool Papa Bell are currently zoned "C" Multiple-Family Dwelling District. The subject parcels are located entirely in the 3rd Ward of the City of St. Louis.

PURPOSE:

The request is based on the Petitioner's desire to bring the zoning of these parcels of land into conformance with their intended future use. The Petitioner proposes to consolidate these four parcels in order to provide off-street parking for the existing church located across the street from this site at 2618-34 James Cool Papa Bell. Consolidation of all parcels would result in dual zoning of both "C" Multiple-Family Dwelling District and "G" Local Commercial and Office District, with the more restrictive regulations of the "C" Multiple-Family Dwelling District applying. The "C" Multiple-Family Dwelling District does not allow for Institutional uses to provide their off-street parking on a site other than the use itself. However, the "G" Local Commercial and Office District does allow for off-street parking to be provided within a 1,000' radius of the primary use. A rezoning of "G" Local Commercial and Office District would allow for the proposal to be in compliance with the provisions of the Zoning Code.

Given that the proposed consolidation would allow for the Petitioner to provide off-street parking; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good

zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City.

RECOMMENDATION:

It is the recommendation of the Zoning Administrator that the subject parcels in City Block 972 (1301-13 N Jefferson and 2615, 2617 & 2619 James Cool Papa Bell) be rezoned to the “G” Local Commercial and Office District only.

cc: Alderman Freeman Bosley, 3rd Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

Exhibit D



Samuel L. Moore
ALDERMAN
4th Ward

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

COMMITTEES
Convention, Tourism, Arts & Humanities
Intergovernmental Affairs
Neighborhood Development
Streets, Traffic & Refuse
Transportation & Commerce

July 13, 2015

Mary Hart-Burton
Building/Zoning Division
City Hall, Room 400
1200 Market Street
St. Louis, Missouri 63103


RE: 4110, 4136, and 4136R Evans

Dear Mary:

Please be advised that I support the rezoning of the above referenced addresses from C-Multi Family to F-Neighborhood Commercial.

Should you have any questions or need additional information, please feel free to contact me at (314) 622-33287. I thank you for your assistance in this matter.

Sincerely,


Samuel L. Moore
Alderman, 4th Ward

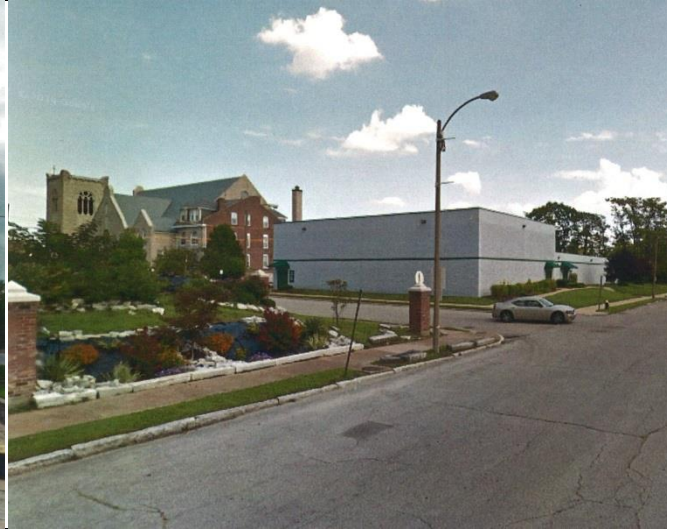
SLM/tb

Exhibit E

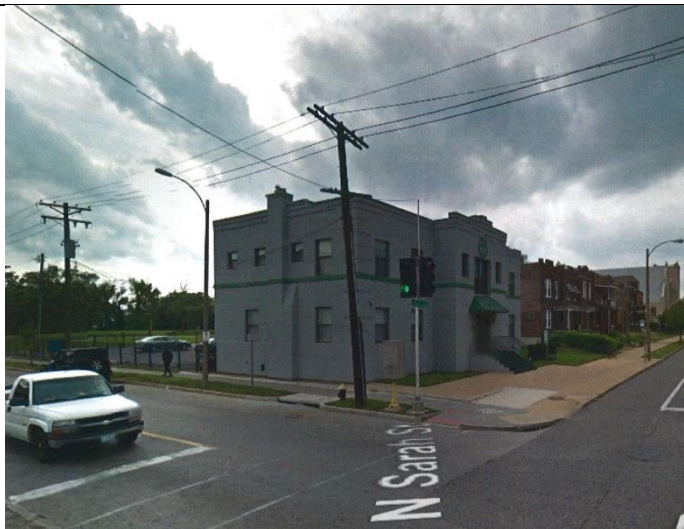
Photos of Rezoning on CB 3730 Transformation Christian Church Buildings on Page Blvd.



1) 4128-50 Page Blvd. at Whittier St.
(Transformation Christian Church/World Outreach)
C.B. 3744



2) 4127 Cook Ave. at Whittier St.
(Transformation Christian Church/World Outreach)
C.B. 3744



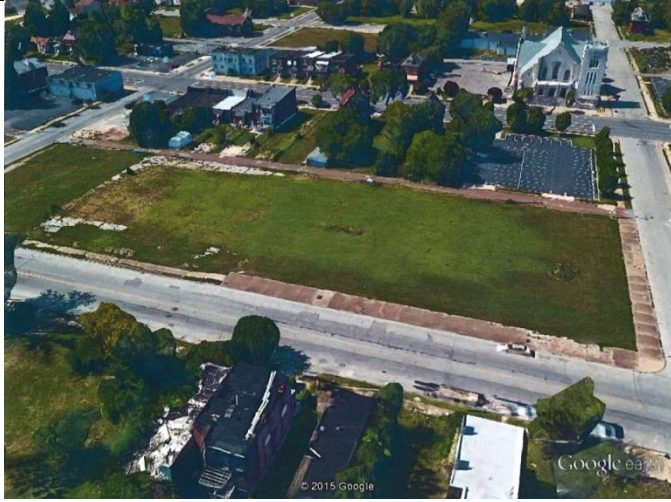
3) 4100 Page Blvd. at N. Sarah St.
(Ministries office)
C.B. 3744



4) 4061 Page Blvd. at N. Sarah St.
(Transformation Christian Bookstore)
C.B. 3733

Exhibit E

Photos of Rezoning on CB 3730 Rezoning Area – Proposed Parking Lot Site



**5) Aerial view south toward Page Blvd.
(proposed parking site in foreground)
C.B. 3730 & 3744**



**6) The Rezoning Area (Church in background)
(southeast corner of Evans & Whittier)
C.B. 3730**



**7) The Rezoning Area (Church parking to right)
(View east from Whittier St. & alley)
C.B. 3730**



**8) The Rezoning Area (mid-block)
(View north from east-west alley)
C.B. 3730**

Exhibit E

Photos of Rezoning on CB 3730 Buildings and Vacant Land in Vicinity South & West



9) Residences on Page (south of REZ Area)
(view south from east/west alley)
C.B. 3730



10) Church Parking on Page (south of REZ Area)
(view south from east/west alley)
C. B. 3730



11) LRA Vacant Lots (west of REZ Area)
(southwest corner of Evans & Whittier)
C.B. 3729



12) LRA Vacant Lots (NW of REZ Area)
(northwest corner of Evans & Whittier)
C.B. 3728

Exhibit E

Photos of Rezoning on CB 3730 Buildings and Vacant Land in Vicinity East & North



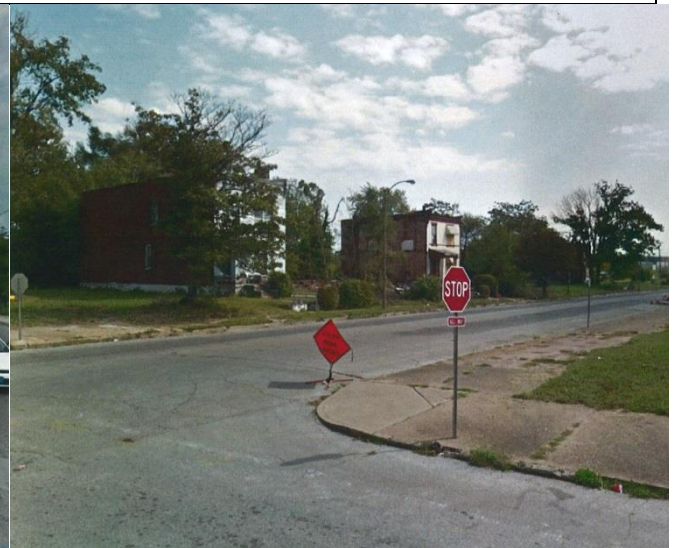
13) Church Vacant Land (east of REZ Area)
(southwest corner of Evans & N. Sarah)
C.B. 3730



14) Ville Orchard (NE of REZ Area)
(northeast corner of Evans & N. Sarah)
C. B. 973



15) LRA Vacant Land (north of REZ Area)
(northwest corner of Evans & N. Sarah)
C.B. 3731



16) Residences / Vacant Land (north of REZ Area)
(northeast corner of Evans & Whittier)
C.B. 3731